

SHERIFF'S SALE

Wednesday, November 7th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017-CV-1409 AND CIVIL WRIT NO. 2017-CV-1409 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN Piece or Parcel of Land Lying And Being Situate In The Borough of Berwick, County of Columbia and State of Pennsylvania, Bounded and Described As Follows, To-Wit:

BEGINNING at an Iron Pin Set For A Corner On The Northerly Right Of Way Line of East Sixth Street; Thence Along Lot 1 of Selden Minor Subdivision Prepared By Peters Consultants Inc., Dated 6/30/05, Recorded In Columbia, County Map Book 8 Page 815, The Following 3 Courses:

1. N 26 Degrees 31 Seconds 00 Seconds W 54, 68 Feet To An Iron Pin Set For A Corner;
2. S 63 Degrees 29 Seconds 00 Seconds W 9.00 Feet To An Iron Pin Set For A Corner;
3. N 26 Degrees 31 Seconds 00 Seconds W 36.07 Feet To An Iron Pin Set For A Corner;

THENCE Along Lands Now Or Formerly Of Mary Lou Whitmire, N 63 Degrees 29 Seconds 00 Seconds E 49.50 Feet To An Iron Pin Set For A corner; Thence Along Lands Now or Formerly Of Joyce Y. Blossom, S 26 Degrees 31 Seconds 00 Seconds E 90.75 Feet To An Iron Pin Set For A Corner On The Northerly Right Of Way Line Of East Sixth Street; Thence Along The Northerly Right Of Way Line Of East Sixth Street, S 63 Degrees 29 Seconds 00 Seconds W 40.50 Feet To Na Iron Pin Set For A Corner The Place of Beginning.

CONTAINING 4,000,005 Square Feet of Land And Identified As Lot 2 On The Selden Minor Subdivision Prepared By Peters Consultants Inc., Dated 6/30/05, Recorded In Columbia County Map Book 8 Page 815.

SUBJECT To Restrictions, Reservations, Easements, Covenants, Gas or Mineral Rights of Records, If Any,

TAX ASSESSORS PARCEL NUMBER: 04A-04-021-00-000

BEING KNOWN AS: 211 6th Street East, Berwick PA 18603

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check, or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check, or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defalting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
Michael T. McKeever.
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Sheriff of Columbia County
Timothy T. Chamberlain
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